



GEOFFREY HANMER

OBJECT

Submission ID: 224733

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| Organisation: N/A | Key issues: <i>Built form and design, Traffic, parking and servicing, Overshadowing impacts, Landscaping and communal open space, Community consultation</i> |
| Location: New South Wales 2065 | |
| Attachment: N/A | |

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This proposal has been constantly opposed by the Crows Nest Community and North Sydney Council due to its height and scale. This latest process involving the Independent Planning Commission is now seeking to increase the allowed height on this site from three storeys to 22.

Far from taking any notice of community and Council objections, the developer has constantly returned to the planning process to add height to the building. Meanwhile, the design of the building or its ground plane has not been improved in any material way. I cannot explain why the developer is being rewarded by continuing to ignore the impacts of the proposal or improve its quality.

The Chair of the North Sydney Planning panel is a past close associate of one of the Directors of Deicorp, the developer of this proposal, but because there is no public declaration of conflicts of interest, I do not know if the planning panel or the Independent Planning Commission is aware of this.

My key objections are as follows:

1) The design of the building has not improved. The Government Architect envisaged this as a flagship building for Crows Nest, but the proposal is a dismal piece of architecture, with zero amenity at street level. The illustration showing people enjoying hospitality on the footpath adjacent to the traffic lights on Falcon St is risible. No attempt has been made to provide a retail space internal to the building to obviate the noise from the intersection.

2) The impact of an additional 190 car spaces on traffic in Alexander St will be significant, but the enlarged project does nothing to ameliorate this. The added units will only make the impact worse. Only a left turn to Alexander St is available from the building and there is insufficient weaving distance for vehicles to access the right lane of Alexander St to turn right to Falcon St.

3) Increasing height of the proposal again will increase overshadowing without any mitigation for the shadows created by the increase in height. The tower is not stepped back at the upper level so access to skylight will also be compromised. It appears that the shadow diagrams are drawn at the ground plane of the building, not at the level of the real ground. This is important because the actual shadow thrown by the building will be much longer than drawn as the ground falls away from the building in all directions.

4) The building was out of scale with its surroundings in its previous iteration. Now it is taller, it is worse.

Building luxury units in Crows Nest is not going to do anything to improve the supply of housing in Sydney. Two-thirds of the units will not be affordable and the ones that are meant to be will revert to the developer within 15 years. The building adds no usable green space, as the podium open space is inaccessible, and has no characteristics that will contribute to sustainability. The development offers nothing to the community.

If the Independent Planning panel can make recommendations, it should require that the building be put out to a design competition as a practical way to improve the quality of the architecture. It should also limit the height to ensure the building is compatible with its surroundings.